

**12/04/06 - Monday, December 4, 2006**

**CITY OF EAU CLAIRE**

**PLAN COMMISSION MINUTES**

**Meeting of December 4, 2006**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Levandowski, Larson, Davis, FitzGerald, Waedt, Kayser, Vande Loo, Kaiser, and Ms. Kincaid

Staff Present: Messrs. Tufte, Reiter, Amundson

The meeting was chaired by Mr. Levandowski.

**1. REZONING (Z-1372-06) - North River Fronts Neighborhood Rezoning**

The Plan Commission has initiated this request on behalf of the North River Fronts Neighborhood Association to rezone their neighborhood from R-3, R-4, R-4P, CBD, I-1 and I-2 to RM-P and to adopt the General Development Plan for the area. The neighborhood is a mixture of single-family homes, duplexes, and multi-family dwellings. The existing zoning creates many nonconforming uses, or uses that need conditional use permits. There is also a large area of industrial zoned property even though the existing use of the property is residential.

The proposed RM-P zoning eliminates these problems. As a mixed-use zoning it allows single-family homes, duplexes and multi-family uses. New multi-family and rooming houses will require conditional use permits from the Plan Commission. The plan also includes reductions in minimum lot area for multi-family uses to 8,700 square feet to reduce the number of nonconforming uses.

Ann Dome, 658 Galloway Street, spoke in support.

Bernie Trettin, 428 N. Farwell Street, and president of the North River Fronts Neighborhood Association, spoke in support. The neighborhood has been working on the rezoning for three years, and the document represents a compromise for the good of the neighborhood. He also gave examples of residents frustrated with the existing zoning.

No one appeared in opposition.

Mr. FitzGerald moved to recommend approval of the rezoning. Mr. Vande Loo seconded and the motion carried.

**2. REZONING (Z-1375-06) - Flood Plain Ordinance Update**

Mr. Tufte presented a proposed amendment to the City's Floodplain Overlay District. The provisions of this ordinance apply to all areas within a floodplain as shown on the Federal Insurance Rate Maps (FIRMS) and the City's floodplain map. The provisions are based on a model ordinance provided by the State DNR and FEMA. The City is required to adopt these changes for compliance with State DNR and FEMA regulations. The City updated its floodplain regulations in 1993. There is no change to the floodplain map.

Mr. Tufte reviewed the proposed changes with the Commission. Many of the changes are updated definitions and/or moving paragraphs within the ordinance. A new section, referring to campgrounds is included. The ordinance also relaxes controls on deck construction under 200 square feet and costs for repair to historical structures. The County's flood plain is also adopted by reference.

No one appeared in opposition.

Mr. FitzGerald moved to recommend approval of the ordinance amendment. Mr. Kayser seconded and the motion carried.

**3. ANNEXATION (06-3A) - North Crossing Right-of-way**

Wisconsin DOT has submitted a petition to annex portions of the North Crossing right-of-way (Hwy 312) from Abbe Hill Lane east to the new Hwy 53 interchange in the Town of Seymour. There is no private land included in the petitioned area. The purpose of the annexation is to include as much of the right-of-way within the City to allow for City Police enforcement of traffic regulations.

Mr. Davis moved to recommend the annexation. Mr. Kayser seconded and the motion carried.

**4. DISCUSSION/DIRECTION - Maximum Parking Standards**

Mr. Tufte reviewed with the Commission three documents, which the staff collected regarding communities that have set maximum parking standards for new construction. Currently the city does allow reductions for required parking for developments along transit routes and when bicycle facilities are provided. The Plan Commission can grant reductions in required parking for developments which don't exhibit the need for required limits such as housing for elderly and those persons living in licensed group facilities. The City has also reduced its parking requirements for large retail item stores, such as furniture and appliance sellers, to half that of general retail.

Ms. Kincaid stated that it would be good to research what other similar communities require for parking. Lowering standards may

result in higher ridership demands on public transit.

Mr. Davis also suggested speaking with the chamber members to see what their impression is of parking requirements in the city.

Mr. FitzGerald stated that from his experience, most businesses only want to provide the parking that is necessary to supply the business. They are not interested in over supply of parking because of the cost. Also, parking lots can be made attractive with landscaping, which reduces their visual impact.

Mr. Tufte stated staff would return next year with more information for discussion.

## **MINUTES**

The minutes of the meeting of November 20, 2006, were approved.

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Fred Waedt

Secretary